

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: DECORAH
Local Government Number: 96G920

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
HOSPITAL-MEDICAL AND RESIDENTIAL DISTRICT	96004	0
DECORAH MOUND STREET URBAN RENEWAL	96005	2
DECORAH BUSINESS PARK - AIRPORT URBAN RENEWAL	96006	3
1993 INDUSTRIAL URBAN RENEWAL AREA	96990	0
CENTRAL BUSINESS DISTRICT 1 URBAN RENEWAL	96991	0
SOUTHWEST DECORAH URBAN RENEWAL	96992	0

TIF Debt Outstanding: 1,162,315

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:		Amount of 07-01-2013 Cash Balance Restricted for LMI	
	256,631	174,622	
TIF Revenue:	250,073		
TIF Sp. Revenue Fund Interest:	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	250,073		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	277,376		
Returned to County Treasurer:	0		
Total Expenditures:	277,376		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:		Amount of 06-30-2014 Cash Balance Restricted for LMI	
	229,328	149,122	

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 655,611

Urban Renewal Area Data Collection

Local Government Name: DECORAH (96G920)
 Urban Renewal Area: HOSPITAL-MEDICAL AND RESIDENTIAL DISTRICT
 UR Area Number: 96004
 UR Area Creation Date: 06/1997
 UR Area Purpose: See Attached Plan

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
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Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	0	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	0	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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Urban Renewal Area Data Collection

Local Government Name: DECORAH (96G920)
 Urban Renewal Area: DECORAH MOUND STREET URBAN RENEWAL
 UR Area Number: 96005
 UR Area Creation Date: 12/2001

UR Area Purpose: 1)To assist in strengthening and revitalizing the economy of the State and Decorah; 2)provide the means/methods for the encouragement of economic development; 3)encourage housing and residential dev. through the provision of public improvements.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DECORAH CITY/DEC.SCH/MOUND ST/URA TIF INCREM	96079	96080	0
DECORAH CITY AG/DEC. SCH/MOUND ST/URA TIF INCREM	96081	96082	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	115,220	5,646,900	1,327,040	0	0	-20,372	7,068,788	0	7,068,788
Taxable	69,055	2,982,497	1,327,040	0	0	-20,372	4,358,220	0	4,358,220
Homestead Credits									28

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	174,622	174,622	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	25,500
Returned to County Treasurer:	0
Total Expenditures:	25,500

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	149,122	149,122	Amount of 06-30-2014 Cash Balance Restricted for LMI
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Projects For DECORAH MOUND STREET URBAN RENEWAL

Riverwalk Subdivision

Description:	Development of Housing subdivision
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For DECORAH MOUND STREET URBAN RENEWAL

Outstanding LMI Housing

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	174,622
Interest:	0
Total:	174,622
Annual Appropriation?:	No
Date Incurred:	12/30/2000
FY of Last Payment:	2020

Non-Rebates For DECORAH MOUND STREET URBAN RENEWAL

TIF Expenditure Amount:	25,500
Tied To Debt:	Outstanding LMI Housing
Tied To Project:	Riverwalk Subdivision

TIF Taxing District Data Collection

Local Government Name: DECORAH (96G920)
 Urban Renewal Area: DECORAH MOUND STREET URBAN RENEWAL (96005)
 TIF Taxing District Name: DECORAH CITY/DEC.SCH/MOUND ST/URA TIF INCREM
 TIF Taxing District Inc. Number: 96080

TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2000

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,646,900	1,327,040	0	0	-20,372	6,953,568	0	6,953,568
Taxable	0	2,982,497	1,327,040	0	0	-20,372	4,289,165	0	4,289,165
Homestead Credits									28

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	3,325,010	3,648,930	0	3,648,930	116,753

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DECORAH (96G920)
 Urban Renewal Area: DECORAH MOUND STREET URBAN RENEWAL (96005)
 TIF Taxing District Name: DECORAH CITY AG/DEC. SCH/MOUND ST/URA TIF INCREM
 TIF Taxing District Inc. Number: 96082

TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2000

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	115,220	0	0	0	0	0	115,220	0	115,220
Taxable	69,055	0	0	0	0	0	69,055	0	69,055
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	155,900	0	0	0	0

FY 2014 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: DECORAH (96G920)
 Urban Renewal Area: DECORAH BUSINESS PARK - AIRPORT URBAN RENEWAL
 UR Area Number: 96006

UR Area Creation Date: 12/2001

UR Area Purpose: To 1)assist in strengthening/revitalizing the economy of the State, Winn. Co. and the City of Decorah; 2)provide the means/methods for the encouragement of econ development; 3)encourage economic development through the provision of public imp.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
DECORAH TWP/DEC.SCH/DEC.BUS PARK/TIF INCREM	96085	96086	0
DECORAH CITY/DEC.SCH/DEC.BUS PARK/TIF INCREM	96087	96088	7,786,783
DECORAH CITY AG/DEC.SCH/DEC BUS PARK/TIF INCREM	96089	96090	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,463,620	27,016,480	38,981,830	8,949,610	0	-33,336	76,378,204	0	76,378,204
Taxable	877,203	14,269,193	38,981,830	8,949,610	0	-33,336	63,044,500	0	63,044,500
Homestead Credits									99

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

82,009

0

Amount of 07-01-2013 Cash Balance Restricted for LMI

TIF Revenue: 250,073
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 250,073

Rebate Expenditures: 0
 Non-Rebate Expenditures: 251,876
 Returned to County Treasurer: 0
Total Expenditures: 251,876

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:

80,206

0

Amount of 06-30-2014 Cash Balance Restricted for LMI

Projects For DECORAH BUSINESS PARK - AIRPORT URBAN RENEWAL

2012 Utility Imp

Description:	Construction of Utility Imp In DBP
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Amending UR Area

Description:	Creating and approving and amendment to the UR Area and Plan
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For DECORAH BUSINESS PARK - AIRPORT URBAN RENEWAL

2012 Utility Imp

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	948,000
Interest:	37,890
Total:	985,890
Annual Appropriation?:	No
Date Incurred:	08/14/2012
FY of Last Payment:	2017

Administrative Fees

Debt/Obligation Type:	Internal Loans
Principal:	1,803
Interest:	0
Total:	1,803
Annual Appropriation?:	No
Date Incurred:	12/01/2013
FY of Last Payment:	2014

Non-Rebates For DECORAH BUSINESS PARK - AIRPORT URBAN RENEWAL

TIF Expenditure Amount:	250,073
Tied To Debt:	2012 Utility Imp
Tied To Project:	2012 Utility Imp

TIF Expenditure Amount:	1,803
Tied To Debt:	Administrative Fees
Tied To Project:	Amending UR Area

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

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TIF Taxing District Data Collection

Local Government Name: DECORAH (96G920)
 Urban Renewal Area: DECORAH BUSINESS PARK - AIRPORT URBAN RENEWAL (96006)
 TIF Taxing District Name: DECORAH TWP/DEC.SCH/DEC.BUS PARK/TIF INCREM
 TIF Taxing District Inc. Number: 96086
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2001

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	936,990	26,786,600	11,333,510	8,949,610	0	-31,484	47,975,226	0	47,975,226
Taxable	561,575	14,147,779	11,333,510	8,949,610	0	-31,484	34,960,990	0	34,960,990
Homestead Credits									98

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	20,568,801	27,437,909	0	27,437,909	600,720

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DECORAH (96G920)
 Urban Renewal Area: DECORAH BUSINESS PARK - AIRPORT URBAN RENEWAL (96006)
 TIF Taxing District Name: DECORAH CITY/DEC.SCH/DEC.BUS PARK/TIF INCREM
 TIF Taxing District Inc. Number: 96088
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2001

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	229,880	27,648,320	0	0	-1,852	27,876,348	0	27,876,348
Taxable	0	121,414	27,648,320	0	0	-1,852	27,767,882	0	27,767,882
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	4,611,890	23,266,310	7,786,783	15,479,527	495,292

FY 2014 TIF Revenue Received: 250,073

TIF Taxing District Data Collection

Local Government Name: DECORAH (96G920)
 Urban Renewal Area: DECORAH BUSINESS PARK - AIRPORT URBAN RENEWAL (96006)
 TIF Taxing District Name: DECORAH CITY AG/DEC.SCH/DEC BUS PARK/TIF INCREM
 TIF Taxing District Inc. Number: 96090
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2001

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	526,630	0	0	0	0	0	526,630	0	526,630
Taxable	315,628	0	0	0	0	0	315,628	0	315,628
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	173,560	315,628	0	315,628	7,112

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: DECORAH (96G920)
 Urban Renewal Area: 1993 INDUSTRIAL URBAN RENEWAL AREA
 UR Area Number: 96990
 UR Area Creation Date: 09/1993

UR Area Purpose: The Industrial Urban Renewal Area is appropriate for designation as an economic development area in order to assist and retain local industries and provide the means and methods for the encouragement and assistance of industrial enterprises.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
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Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0
Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Urban Renewal Area Data Collection

Local Government Name: DECORAH (96G920)
 Urban Renewal Area: CENTRAL BUSINESS DISTRICT 1 URBAN RENEWAL
 UR Area Number: 96991

UR Area Creation Date: 12/1993

UR Area Purpose: Designated as an economic development area in order to (1) assist/retain local commercial enterprises to strengthen/revitalize the economy of the State and City; (2) provide the means/methods for the encouragement/assistance of commercial enterprises.

Tax Districts within this Urban Renewal Area

Base No. Increment No. Increment Value Used

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

0

0

Amount of 07-01-2013 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:

0

0

Amount of 06-30-2014 Cash Balance Restricted for LMI

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Urban Renewal Area Data Collection

Local Government Name: DECORAH (96G920)
 Urban Renewal Area: SOUTHWEST DECORAH URBAN RENEWAL
 UR Area Number: 96992

UR Area Creation Date: 06/2009

UR Area Purpose: Designated as an economic development area in order to (1) assist local commercial and industrial and to a limited extent, residential properties to strengthen/revitalize the economy of the State and Decorah.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	0	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0
Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	0	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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